

ZB# 90-20

Edna DiDonato

13-7-7

Prilem.

July 9, 1990.

Notice to
The Sentinel on 9/19/90.

Public Hearing:

Oct. 22, 1990.

Paid fee.

\$ 25.00.

Cura Variance
Granted
10/22/90

90-20- Di Donato, Edna - sideyard

General Receipt

11692

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Oct. 23 19 90

Received of Eva DiDorato \$ 25.00

Twenty-five and 00 DOLLARS

For ZBA Application fee #90-20

DISTRIBUTION:

FUND	CODE	AMOUNT
CD# 1163		25.00

By Pauline M Townsend
Town Clerk
Title

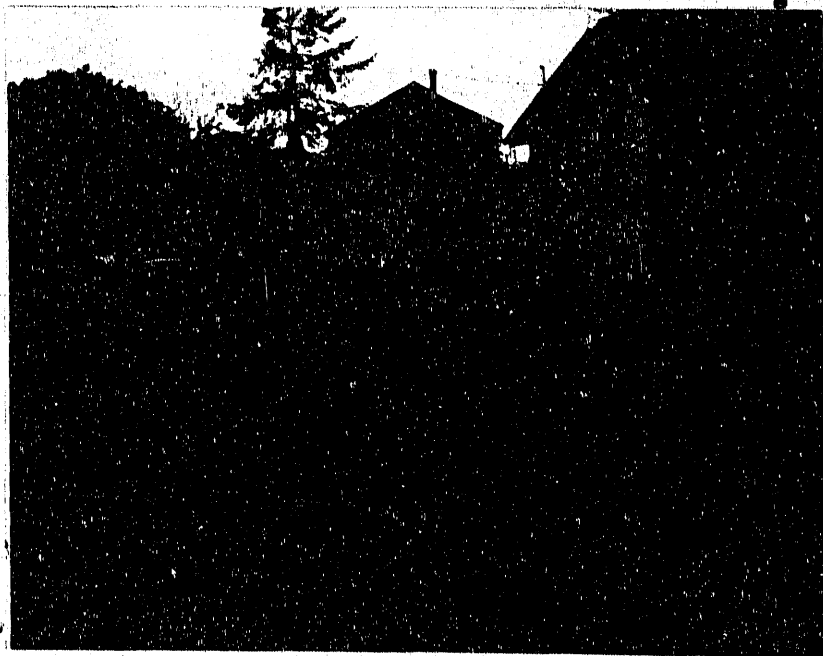
Williamson Law Book Co., Rochester, N. Y. 14609

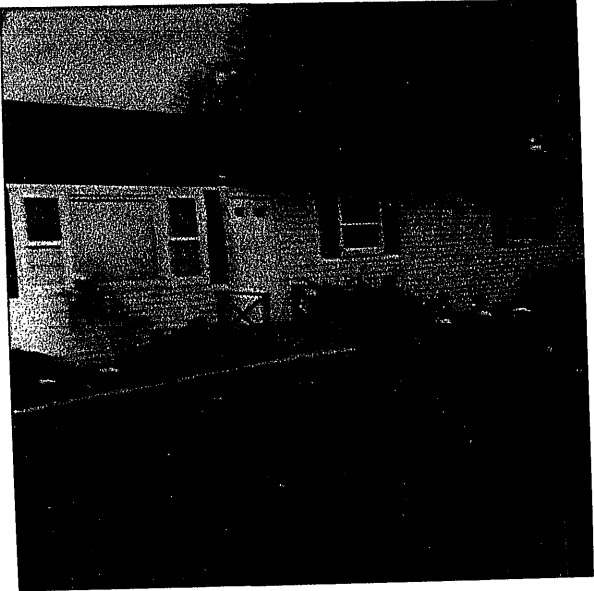


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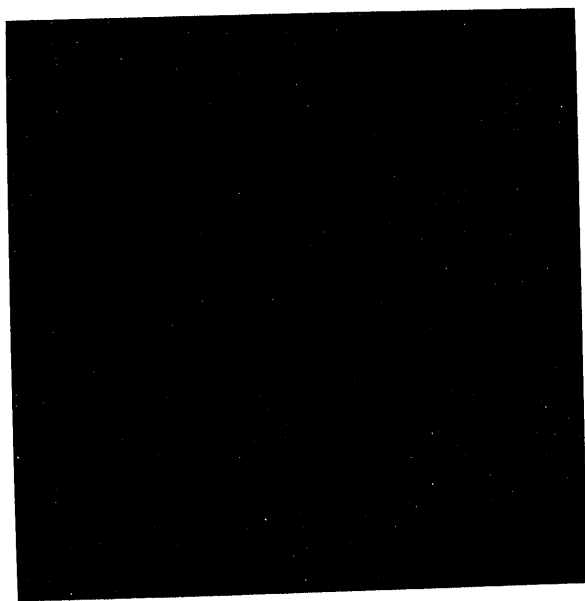
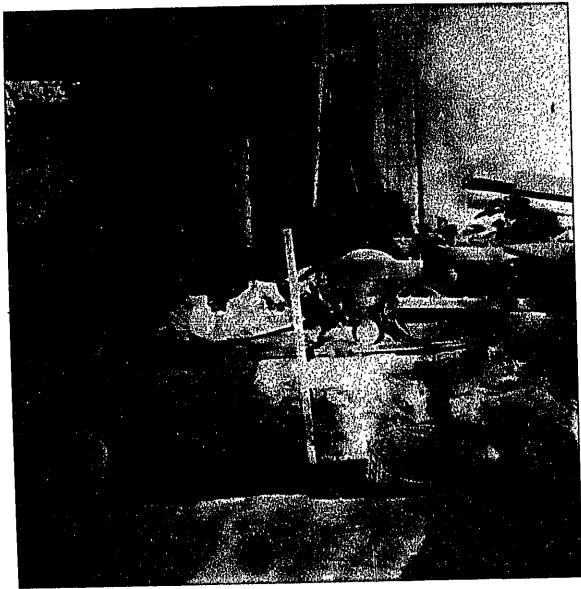
Williamson Law Book Co., Rochester, N. Y. 14609

Down Clark
Title *es*





Front View of house
Clancy Avenue



Side of trailer -
Caykerdall Side

at 40-20-11 11-11-11 11-11-11 11-11-11

file

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCE

EDNA DI DONATO,

#90-20.

-----X

WHEREAS, EDNA DI DONATO, 18 Clancy Avenue, New Windsor, N.Y. 12553, has made application before the Zoning Board of Appeals for a 7 ft. side yard and 8 ft. rear yard variance to construct storage shed at the above address in an R-4 zone; and

WHEREAS, a public hearing was held on the 22nd day of October, 1990 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant, EDNA DI DONATO, appeared in behalf of herself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the bulk regulations with regard to side yard and rear yard in order to construct a storage shed to the rear of residential dwelling in an R-4 zone.

3. The evidence presented by the applicant indicated that a storage shed was needed for outdoor ground-level storage. An examination of the layout of the house and driveway indicated that there was no other feasible location for a storage shed which would either require no variance or a lesser variance, due to the proximity of the street, driveway and narrow side yard.

4. The evidence also indicated that Applicant's property contains a pre-existing outhouse foundation which contains two open pits. Applicant proposes to construct storage shed over existing foundation, thereby removing the potentially hazardous pits.

5. The evidence presented by Applicant substantiated the fact that a variance for less than the allowable side and rear yards would be required in order to construct any storage shed and to remove the hazardous condition which now exists.

6. The requested variance is not substantial in relation to the required bulk regulations.

7. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

8. The requested variance will produce no effect on the population density or governmental facilities.

9. That there is no other feasible method available to Applicant which can produce the necessary results other than the variance procedure.

10. The interest of justice would be served by allowing the the granting of the requested variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 7 ft. side yard and 8 ft. rear yard variance sought by Applicant in accordance with plan filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: November 26, 1990.

Chairman

(ZBA DISK#3-053085.FD)

CONTRACT OF SALE

Parties

Seller and Purchaser agree as follows:

SELLER: WINDSOR ENTERPRISES, INC.

ADDRESS: P. O. Box 928, Vails Gate, Orange County, New York
12584

PURCHASER: EDNA DiDONATO, ^{and} ~~Toni DiDONATO~~ ~~WINDSOR ENTERPRISES, INC.~~

ADDRESS: #106 Carson Avenue, Newburgh, Orange County, New York
12550

Purchase
Agreement
Property

1. Seller shall sell and Purchaser shall buy the Property on the terms stated in this Contract.

2. The Property is described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, being lot number one hundred thirty-nine (139) on a Map or plan of City Park dated August 16, 1909, made by A. L. Eliot, Civil Engineer, and filed in the Office of the Clerk of Orange County, August 30, 1909, and more particularly described as follows, to wit:

BOUNDED: Southeasterly by Blanche Avenue thirty-five (35) feet;
Southwesterly by Lot 138 on said plan one hundred (100) feet;
Northwesterly by Lot 156 on said plan thirty-five (35) feet;
Northeasterly by Lot 140 on said plan one hundred (100) feet;

CONTAINING, according to said plan, three thousand five hundred (3500) square feet, more or less.

TOGETHER with the fee, insofar as we have the right so to convey the same, of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

ALSO ALL that tract or parcel of land situate in the Town of New Windsor, County of Orange, and State of New York, being Lot No. (138) one hundred and thirty-eight on Map or plan of City Park dated August 16, 1909, made by A. L. Eliot, Civil Engineer, and filed in the Office of the Clerk of Orange County, August 30, 1909, and more particularly described as follows, to wit:

WORK ITEMS: The existing drive way is to be blacked topped, and the cracked dinning room window pane is to be replaced.

BOUNDED Southeasterly by Blanche Avenue, thirty-five (35) feet;
Southwesterly by Clancey Avenue, one hundred (100) feet;
Northwesterly by Lot 157 on said plan, thirty-five (35) feet;
Northeasterly by Lot 139 on said plan, one hundred (100) feet.

CONTAINING, according to said plan, three thousand five hundred
(3500) square feet, more or less.

BEING and intended to be the same premises as described in that
certain deed dated July 23, 1986, made by Charles J. Baranski,
Jr., to Windsor Enterprises, Inc., and recorded in the Orange
County Clerk's Office on July 28, 1986, in Liber 2549 of Deeds
at Page 298.

Buildings
and
Improve-
ments

3. The sale includes:

(a) All buildings and improvements on the Property.

Fixtures,
Personal
Property

(b) The following fixtures and articles of personal
property attached to or used in connection with the Property.
Seller represents that they are paid for and owned by Seller
free and clear of any lien other than the Existing Mortgage.
They include but are not limited to plumbing, heating, lighting
and cooking fixtures, screens, storm windows, ~~storm doors,~~
pumps, shrubbery, kitchen cabinets, range, ~~refrigerator,~~
dishwasher, range hood, wall-to-wall carpeting in living room,
hallway, three (3) bedrooms, ceramic tile bath, ~~dehumidifier,~~
~~blacktop driveway,~~ cable TV, and telephone jacks.

ED
TR

Excluded from this sale are:

Furniture and household furnishings

Price

4. The Purchase Price is.....\$114,900.00
payable as follows:
Previously paid on Binder.....\$ 1,000.00
On the signing of this Contract by check
subject to collection.....\$ 10,000.00
By allowance for the principal amount still
unpaid on the Existing Mortgage.....\$
By a Purchase Money Note and Mortgage from
Purchaser (or assigns) to Seller.....\$
Balance in cash or certified check on the
delivery of the deed at the Closing.....\$103,900.00

Purchase
Money
Mortgage

5. If a Purchase Money Note and Mortgage is to be given it shall be drawn by the attorney for the Seller in the amount of \$250.00. Purchaser shall pay for the mortgage recording tax, recording fees and the charge for drawing the Note and Mortgage. The Purchase Money Note and Mortgage shall provide that it will always be subject to the prior lien of any Existing Mortgage even though the Existing Mortgage is extended, consolidated or refinanced in good faith.

Title
Transfer
Subject
To

6. The Property is to be conveyed subject to: ^{*see below}
- (a) Building and zoning regulations.
 - (b) Conditions, agreements, restrictions and easements, of record. ^{*see below}
 - (c) Any state of facts, an inspection or survey of the Property may show if it does not make the title to the Property unmarketable.
 - (d) ~~Existing covenants~~
 - (e) Unpaid assessments payable after the date of the transfer of title.

Deed and
Transfer
Taxes

7. At the Closing, Seller shall deliver to Purchaser a Bargain and Sale Deed with Covenants Against Grantors' Acts deed so as to convey a fee simple title to the Property free and clear of all encumbrances except as stated in this Contract. The deed shall be prepared, signed and acknowledged by Seller and transfer tax stamps in the correct amount shall be affixed to the deed, all at Seller's expense. The deed shall contain a trust fund clause as required by Section 13 of the Lien Law.

Adjustments
at Closing

8. The following are to be apportioned pro-rata as of the date of delivery of the deed:
- (a) ~~Rent as and when collected.~~
 - (b) ~~Interest on the Existing Mortgage.~~
 - (c) Taxes, water rates and sewer rents based on the fiscal period for which assessed.
 - (d) Premiums on existing transferable insurance policies on those expiring prior to closing.
 - (e) Fuel, if any.

Water Meter
Readings

9. If there is a water meter on the Property, Seller shall furnish a reading to a date not more than thirty days prior to the time set for Closing. The unfixed meter charge and sewer rent, if any, shall be apportioned on the basis of this last reading.

6 (a) and (b) * The Seller represents that said covenants, restrictions and easements of record are not violated by existing structures or uses of the premises and that a future violation would not cause a forfeiture or reversion of title and would not prevent any change in use or size of the structure permissible by presently applicable municipal regulations. The seller further represents that the existing structures and uses are either in compliance with existing regulations or may be continued as a pre-existing nonconforming use and would not prevent use of the premises as a single family residence.

- Fire, other Casualty** 10. This Contract does not provide for what happens in the event of fire or casualty loss before the title closing. Unless different provision is made in this Contract, Section 5-1311 of the General Obligations Law will apply.
- Closing Date and Place** 11. The Closing will take place at the office of the lending institution granting said mortgage at 2:00 p.m., on or before August 1, 1988, or date scheduled by lender
- Broker** 12. Purchaser represents that Purchaser has not dealt with any broker in connection with this sale other than PINEFORD REALTY, LTD. and R. GAIL CARFIZZI & ASSOCIATES, INC.*; and Seller agrees to pay broker the commission earned (pursuant to separate agreement).
- Purchasers Lien** 13. All money paid on account of this Contract, and the reasonable expenses of examination of the title to the Property and of any survey and inspection charges are hereby made liens on the Property. The liens shall not continue after default by Purchaser.
- No Oral Change Successors** 14. This Contract may not be changed or ended orally.
15. This Contract shall apply to and bind the distributees, executors, administrators, successors and assigns of the Seller and Purchaser.
- Multiple Parties** 16. If there are more than one Purchaser or Seller the words "Purchaser" and "Seller" used in this Contract includes them.
- Offer** 17. This Contract does not constitute an offer to sell by the Seller until same is signed by the Seller.
- Liability** 18. Sellers shall have no liability after the closing for any obligation, statement or representation of Sellers, express or implied, set forth in this Contract unless it is accompanied by a written Statement that it shall survive the closing.
- As Is** 19. Sellers convey these premises in their "AS IS" condition.
- Certificate of Occupancy** 20. Seller agrees to provide a current Certificate of Occupancy at closing of title, or a letter from the building inspector indicating that the building was constructed prior to the adoption of the local building code. However, if the cost of the same exceeds \$500.00, Seller reserves the right to cancel this transaction. In that

event, Purchaser may proceed with the transaction and assume the cost of all such repairs in excess of \$500.00.

**Assignment
of Contract**

21. This Contract shall not be assignable by Purchaser without the express written consent of the Seller.

**Objections
To Title**

22. In the event that there are objections to title, Purchaser's attorney shall notify Seller's attorney, in writing, of such objection at least TEN (10) days prior to the date set for closing of title. In the event there is one or more objections to title, the Seller shall be entitled to an adjournment of thirty (30) days to correct such objection. In the event that the objection is such that it shall require the institution of an action by the Seller to remove such objection, then at the Seller's option, the Purchaser agrees that upon the return of the down payment, together with net title company charges, this Contract shall be canceled and neither party shall have any claim against the other. In the event it shall ta. the Seller more than 30 days to cure title, the purchaser may cancel th. contract, and the Seller shall reimburse the purchaser with all non-refund.

**Securing
Mortgage
Commitment**

23. In the event this Contract of Sale is contingent upon Purchaser securing a mortgage commitment, and in the further event said commitment does not issue, all earnest moneys deposited hereunder shall be returned to the the Purchaser, less the sum of \$150.00, which shall be paid to BLOOM & BLOOM, P.C., as their fee for preparing this Contract of Sale.

Radon

24. Sellers represent that they have no actual knowledge of the premises being affected by Radon. However, Purchaser is hereby placed on notice that Radon exposure on the premises may exist and that an appropriate test / inspection in that regard should be conducted by Purchaser. If Purchaser elects to conduct such test / inspection, Purchaser shall be sole responsible for the cost of same as well as the cost of addressing any Radon exposure, so detected; or in the event Radon exposure is detected, as an alternative, Purchaser may cancel this Contract and a full refund of the earnest moneys deposited shall be made to them. All such tests must be conducted within FIFTEEN (15) days of Purchasers signing this Contract.

**Obtaining a
Mortgage**

25. This Contract is subject to Purchaser obtaining a Conventional Purchase Money Mortgage in an amount of \$91,920.00, at a prevailing rate of interest for a term of 30 years, by July 30, 1988. Purchaser agrees to make prompt, good faith application for said mortgage. Upon

*22. cont'd... ~~able contract expenses incurred by the purchaser hereunder.~~

RIDER TO CONTRACT OF SALE

Notwithstanding anything to the contrary contained in the contract between the parties hereto, of which this addendum is hereby made a part of, the seller agrees with the purchaser as follows:

1. The purchaser may inspect the premises on reasonable notice prior to the closing.

2. Anything herein to the contrary notwithstanding, the Seller represents that the plumbing, heating and electrical systems and personal property will be in working order at the time of closing and the roof and basement free of leaks. This representation shall not survive delivery of the deed.

3. The Seller agrees to maintain the premises in substantially the same condition as existed at the time of inspection by the purchaser.

4. The seller agrees to deliver the premises vacant and broom clean on the closing of title.

5. Seller agrees to incorporate into the deed such survey description as shall be furnished by the purchaser if the survey is certified as accurate to the seller.

6. Purchaser will pay no more than 2 points to the lending institution as an inducement to obtain a mortgage loan.

7. All personal property included in the sale should be in working order at the time of closing and free and clear of all liens.

8. The down payment hereunder shall be held in escrow by the attorney for the seller and payment to the Seller's attorney shall be deemed payment to the seller.

9. If seller is ready, willing and able to convey title to the premises pursuant to the contract, and the purchasers default, then the down payment shall be retained by the seller as liquidated damages and there shall be no further liability to the escrowee, seller or purchaser under this contract. Any default to be determined by a court of competent jurisdiction.

10. The purchaser or his agents may inspect the premises during ordinary business hours for termite or other wood destroying infestation. If such infestation is found and has caused structural damage, the purchaser may cancel his contract. If the structure is not damaged, the seller agrees to cure the infestation.

11. The purchaser or his agent may test well water potability. In the event such test is unsatisfactory to either the lending institution, or the purchaser then this contract may be cancelled at the option of the purchaser by sending written notice to the seller or his attorney on or before ten (10) days from the conducting of such tests unless the seller at his own cost and expense can cure the defect within fifteen (15) days from receipt of notice so that the well or other private water source produces water that meets minimum New York State Health Department Regulations. In such event the down payment will be promptly refunded and there shall be no further liability of either party under the contract.

12. In the event the premises are serviced by a well or other private water supply, the Seller represents that the source of said water supply is located wholly within the perimeter of the premises being conveyed, ~~and this representation shall survive delivery of the deed.~~

13. In the event the premises are serviced by septic system the Seller represents that at the time of the closing the septic system will be in working order and that the septic system including leaching fields are all located within the perimeter of the parcel being conveyed and comply with all regulations of any governmental entity having jurisdiction, ~~and this paragraph shall survive delivery of the deed.~~

14. In the event of the death of the purchaser(s), the survivor or legal representative of the purchaser(s) hereby has the option of declaring this contract null and void and all sums paid on account hereof shall be forthwith returned to the survivor or said legal

2. Anything herein to the contrary notwithstanding, the Seller represents that the plumbing, heating and electrical systems and personal property will be in working order at the time of closing and the roof and basement free of leaks. This representation shall not survive delivery of the deed.

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13. In the event the premises are serviced by septic system the Seller represents that at the time of the closing the septic system will be in working order and that the septic system including leaching fields are all located within the perimeter of the parcel being conveyed and comply with all regulations of any governmental entity having jurisdiction, ~~and this paragraph shall survive delivery of the deed.~~

14. In the event of the death of the purchaser(s), the survivor or legal representative of the purchaser(s) hereby has the option of declaring this contract null and void and all sums paid on account hereof shall be forthwith returned to the survivor or said legal representative by the seller.

15. This offer may be withdrawn by the Purchaser if a fully executed copy of this agreement is not returned to the Purchaser's attorney within ten (10) days of the date of transmittal.

16. Escrowee shall not be liable for any error or judgment or for any act done or step taken or omitted by it in good faith, or for any mistake of fact or law, except in its own gross negligence or willful misconduct.

17. In the event the premises being conveyed is vacant land, the Seller represents that it is not subject to the jurisdiction of the Department of Environmental Conservation.

18. The execution of the written form of the contract shall be deemed execution of this rider.

Purchaser's failure to procure said mortgage by said date, then either party may elect to cancel this Contract, via written notice to the others' attorney, and upon the return of the earnest money deposit to the Purchaser, neither party shall have any further rights / obligations vis-a-vis the other and this Contract shall become null and void.

Seller and Purchaser have signed this Contract as of the date at the top of the first page.

Windsor Enterprises, Inc.

SELLER: BY: James Petro V.P.
James Petro, V.P. President

PURCHASER: Edna DiDinato
Edna DiDinato
Toni DiDonato
Toni DiDonato

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October 22, 1990

50

PUBLIC HEARING: ~~EDNA DI DONATO~~

BY MR. FENWICK: This is a request for seven foot side yard and eight foot rear yard to install a storage shed on property located at 18 Clancy Avenue in an R-4 zone.

Edna Di Donato came before the Board presenting this proposal.

BY MR. FENWICK: Would you tell us what you'd like to do?

BY MRS. DI DONATO: Yes. This is Blanche Avenue, Clancy, my house faces here. There is an existing back in the one corner of our property there is also an existing storage shed on Terwilliger's property in the back on the property line. There is also a storage shed on Quackendale (phonetic) property line on the other side. We propose to put a storage shed back in here, eight by 12 feet by three feet from Quackendale's property line and two feet from Terwilliger's property line and I have some photos.

BY MR. FENWICK: Why do you want to locate it there as opposed to somewhere else on the property where it would not be in violation of the law?

BY MRS. DI DONATO: There's no room anywhere else. This is on the street side. This is the front of the property. There is approximately 17.6 feet between the back of the house and Terwilliger's property. If I have to be ten feet from that property line, there is no room for a storage shed there. This is our shale driveway comes back in here. This is a total of 40.4 feet from the property line to our house. I'd have to take off for the driveway and this is basically what we are left with.

BY MR. FENWICK: We have to write it.

BY MRS. DI DONATO: I have some photos.

BY MR. LUCIA: Did you raise an issue about safety or covering something that is dangerous?

BY MRS. DI DONATO: There is a double pit outhouse

October 22, 1990

51

foundation, it's an open pit. I have some photos and we'd like to place the storage shed over that, fill it in and cover it over.

BY MR. TORLEY: The fact that you are trying to decrease an obvious hazard is important.

BY MRS. DI DONATO: Here is some photos, the pit's approximately 18 inches deep.

BY MR. FENWICK: This corner back in here where we can see this other shed?

BY MRS. DI DONATO: Yes, this is Terwilliger's storage shed, this is the trailer on the side property and it would be back in here in this corner. This is the front of the house.

BY MR. LUCIA: Is there, or was there, any kind of a structure there besides the outhouse?

BY MRS. DI DONATO: Not when we purchased the property. In fact, the outhouse wasn't there either.

BY MRS. BARNHART: For the record, I have 86 on the list and 72 return receipts.

BY MRS. DI DONATO: I have one letter that was returned. I am sure the Post Office has a few.

BY MR. FENWICK: Why do you need a shed?

BY MRS. DI DONATO: We have no outside storage. I have to cart my lawn mower from my basement up through the house, bicycles, lawn mowers.

BY MR. TORLEY: This is the shed that you wish to build?

BY MRS. DI DONATO: It's built, it's all pre-assembled. They bring it and they set it on your property.

BY MR. LUCIA: It's not built on the site now, just to clarify that for the record?

BY MRS. DI DONATO: No.

October 22, 1990

52

BY MR. TORLEY: You had one that showed the sheds that are back there now?

BY MR. FINNAGAN: Yes.

BY MRS. DI DONATO: Eventually I'd like to put some hemlocks along that property line.

BY MR. FENWICK: Any other questions? I will open it up to the public. Is there anyone in the audience that has any questions or statements in reference to this property? At this time I will close the public hearing and open it back up to the members of the Board. If there are no comments, I am going to ask the attorney if we have sufficient practical difficulty stated by the applicant.

BY MR. LUCIA: I think I have enough evidence to make a finding.

BY MR. FENWICK: I will ask for a motion to approve the variance.

BY MR. TORLEY: I move that we approve the variance.

BY MR. TANNER: I will second it.

ROLL CALL:

Finnagan:	Aye.
Torley:	Aye.
Tanner:	Aye.
Fenwick:	Aye.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT

1763

FILE NUMBER 90-13

TO: EDNA. DiDONATO
18 CLANCY AVE
NEW WINDSOR, NY. 12553
561-9030

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED JUNE 27, 1990,
FOR PERMIT TO CONSTRUCT STORAGE SHED
AT 18 CLANCY AVE. IS DISSAPROVED ON THE
FOLLOWING GROUNDS INSUFFICIENT SIDE YARD AND
REAR YARD.

ZONE R-4 TYPE OF VARIANCE SIDE YARD / REAR YARD

REQUIREMENTS	PROPOSED	VARIANCE
<u>SIDE 10'</u>	<u>3'</u>	<u>7'</u>
<u>REAR 10'</u>	<u>2'</u>	<u>8'</u>

~~CALL TOWN ENGINEER (ZBA SECRETARY) AT 565-8550 FOR APPOINTMENT~~

Geno J. Scamaroni

BUILDING/ZONING INSPECTOR

Joining Dept
565-8807

7/9/90

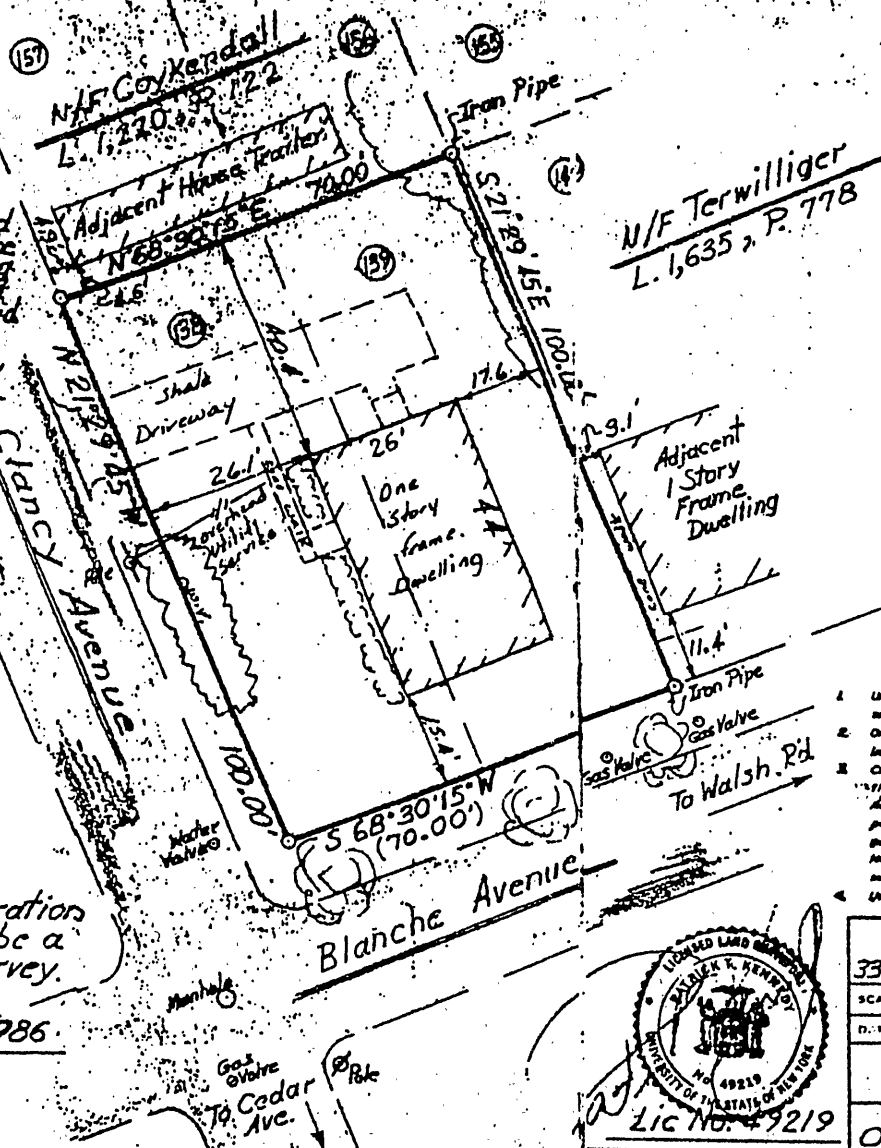
Note:
 Town of New Windsor
 Zoning Law 48-14(c)(3)
 Exceptions to Yard
 Requirements.

Existing Setback. No proposed
 one or two family dwelling need
 have a setback greater than the
 average setback of the existing
 dwellings within two hundred
 (200') feet of each side of said
 proposed dwelling.

Average existing setback = 13'

To Windsor Enterprises Inc.
 Charles Baranski, Jr and
 Title U.S.A. Insurance Corporation
 of New York, certified to be a
 correct and accurate survey.

Dated: July 10, 1986



Tax Map Data:

Section: 13
 Block: 7
 Lot: 7

Map Reference:

City Park
 dated: Aug 6, 1909
 filed: Aug 30, 1909
 Map #647
 Lot's 138 & 139

Deed Reference:

Liber 2,96, Page 899

Lot Area: 7,000 S.F.

- Unauthorized alteration of addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7703, sub-section 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's latest seal or his embossed seal shall be considered to be valid true copies.
- Certifications indicated herein certify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys, enacted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and building jurisdiction listed herein, and the assignees of the landowner. Certifications are not transferable to additional jurisdictions or subsequent owner.
- Underground improvements or encroachments, if any, are not shown herein.



Patrick T. Kennedy L.S. 335 Temple Hill Road - New Windsor, New York 12550		
SCALE 1" = 20'	APPROVED BY:	DRAWN BY:
DATE: June 9, 1986		REVISED: May 23, 1987
Survey of Lands for Windsor Enterprises Inc. Town of New Windsor Orange County, New York		
DRAWING NUMBER 86-549		

LAW OFFICES
OF
ARNOLD A. BERNSTEIN

(914) 565-8990

102 WINDSOR HIGHWAY
NEW WINDSOR, NEW YORK 12550

June 30, 1988

Onondaga Savings Bank
2 Jefferson Street Plaza
Suite 102
Poughkeepsie, New York 12601
Attn: Donna Littner

RE: EDNA AND TONI DIDONATO FROM WINDSOR ENTERPRISES
OUR FILE NO: 5708

Dear Donna:

Our firm represents Toni and Edna DiDonato, who have made an application for a mortgage loan from you institution. Enclosed please find an original, fully executed contract of sale.

A copy of the existing survey is being forwarded by a copy of this letter to your attorney, Giriaco Serino and well as the title Company, Statewide Abstract Corp. to be reinspected and read into their report.

Very truly yours,

ARNOLD A. BERNSTEIN

AB/t
enc.

cc: Giriaco Serino, Esq.
Edna and Toni DiDonato

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

90-20.

Date: 8/22/90

I. Applicant Information:

- (a) Edna Di Donato, 18 Clancy Avenue, 561-9030
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) R-4 18 Clancy Avenue 13-7-7 70' x 100'
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? N/A.
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 1988 (August)
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: Request is for area variance for a storage shed. At present, there is no garage or outdoor storage.

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____
- _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. F & G.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>10' 1</u>	<u>3' 1</u>	<u>7' 1</u>
Reqd. Rear Yd. <u>10'</u>	<u>2'</u>	<u>8'</u>
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

There is no other area available on the property suitable or large enough for shed. Proposed site is also bounded by existing storage buildings. Also site planned would alleviate a hazard of old outhouse foundation and exposed pit by covering over this foundation.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Storage shed is 8' x 12' and 7' high constructed
of exterior grade lumber. It has a side and a
center front door, 2 windows, flower boxes and a
cupola.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 9/19/90.

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

X Edna DiDonato
(Applicant)

Sworn to before me this

19th day of Sept., 1990.

Patricia A. Barnhart

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1991

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
Special Permit is _____
- (c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

86 72 received
1 unclaimed

July 17, 1990

Edna DiDonato
18 Clancy Ave.
New Windsor, NY 12553

Re: Tax Map Parcel 13-7-7

Dear Ms DiDonato:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$105.00, minus your deposit of \$25.00.

Please remit the balance of \$80.00 to the Town Clerk, Town of New Windsor, NY.

Sincerely,

Leslie Cook (CP)

LESLIE COOK
Sole Assessor

LC/po
Attachments
cc: Patricia Barnhardt

Petrillo, Ralph J.
& Robert J. Petrillo
& Gary Dreyer
150 Walsh Rd.
New Windsor, NY 12553

Connolly, Harry T. & Mary C.
162 Walsh Ave.
New Windsor, NY 12553

Zamenick, Shirley & Frederick
160 Walsh Ave.
New Windsor, NY 12553

Pettine, Michael J., Jr.
& Geraldine A. Lee
& Frederick Pettine
102 Clancy Ave.
New Windsor, NY 12553

Lee, James D. & Geraldine A.
12 Lawrence Ave.
New Windsor, NY 12553

Thompson, Edward L., Jr.
22 Lawrence Ave.
New Windsor, NY 12553

Messina, Anthony
15 Merline Ave.
New Windsor, NY 12553

Santoro, Alex
& Robert Kohl
161 Walsh Rd.
New Windsor, NY 12553

Russell, Thomas & Karen D.
165 Walsh Ave.
New Windsor, NY 12553

Rumsey, Charles E., Jr. & Frances R.
192 Walsh Rd.
New Windsor, NY 12553

Quassaick Fire Engine Co. of New Windsor
Walsh Rd.
New Windsor, NY 12553

Babcock, Charles
155 Walsh Ave.
New Windsor, NY 12553

FWAR, Inc.
137 Walsh Ave.
New Windsor, NY 12553

Salko-Mable Furniture, Inc.
170 Walsh Rd.
New Windsor, NY 12553

Rahm, Elizabeth F.
15 Lawrence Ave.
New Windsor, NY 12553

Hedden, Eileen G.
& Irene Shafer
19 Lawrence Ave.
New Windsor, NY 12553

Grzibowski, Chester J. & Evelyn T.
12 Melrose Ave.
New Windsor, NY 12553

Vesely, Joseph F., Jr. & Gail M.
172 Walsh Ave.
New Windsor, NY 12553

Coritz, Albert J.
& Albert A. & Alison
178 Walsh Ave.
New Windsor, NY 12553

Mehl, Leon & Dixie
RD #1, Rock Cut Rd.
Walden, NY 12586

Sloboda, Edward Frederick
& John Henry Sloboda
8 Blanche Ave.
New Windsor, NY 12553

Ferrara, Stephen & Shirley June
1 Ora St.
New Windsor, NY 12553

Marullo, John V.
10 Blanche Ave.
New Windsor, NY 12553

Babcock, John T. & Angela Grace
12 Blanche Ave.
New Windsor, NY 12553

Vinson, Richard F. & Rebecca Mae
14 Blanche Ave.
New Windsor, NY 12553

Etess, Joyce
635A Little Britain Rd.
New Windsor, NY 12553

Coykendall, Helen M.
c/o Roy Coykendall, POA
25 Melrose Ave.
New Windsor, NY 12553

Netz, Albert H
9 Melrose Ave.
New Windsor, NY 12553

Brown, Robert R. & Loretta
3 Melrose Ave.
New Windsor, NY 12553

Marchetta, Maddelena
188 Walsh Ave.
New Windsor, NY 12553

Pelus, Rudolph & Ella
20 Cedar Ave.
New Windsor, NY 12553

Gerbes, Frank & Helen
24 Cedar Ave.
New Windsor, NY 12553

Gerbes, Frank P., Jr. & Mary M.
6 Clancy Ave.
New Windsor, NY 12553

Kelley, Mary Osusky
MD 23, Blanche Ave.
New Windsor, NY 12553

Osusky, Elizabeth
15 Blanche Ave.
New Windsor, NY 12553

O'Brien, Thomas & Kathleen
13 Blanche Ave.
New Windsor, NY 12553

Hughes, Dorothy J.
9 Blanche Ave.
New Windsor, NY 12553

Eager, Ernest W. & Mary
7 Blanche Ave.
New Windsor, NY 12553

Caesar, Joseph F. & Cecelia
25 Clancy Ave.
New Windsor, NY 12553

Valenzano, Ralph E. & Katherine M.
26 Cedar Ave.
New Windsor, NY 12553

Jones, Katherine & Thomas
28 Cedar Ave.
New Windsor, NY 12553

Baranski, Charles & Jane H.
30 Cedar Ave.
New Windsor, NY 12553

Scott, William & Dorothy
8 Cedar Lane
New Windsor, NY 12553

3D Realty, Inc.
c/o DaMario, Carmine & Louise
61 Clancy Ave.
New Windsor, NY 12553

Fetzer, Robert N.
34 Cedar Ave.
New Windsor, NY 12553

Russio, Anthony L. & Helen M.
36 Cedar Ave.
New Windsor, NY 12553

Leary, John A.
6 Clarkwood Dr.
Cornwall, NY 12518

Maley, Lillian K.
40 Cedar Ave.
New Windsor, NY 12553

Orzechowski, Zygmunt & Stella
61 Blanche Ave.
New Windsor, NY 12553

Gandolfini, Lino & Ida
44 Cedar Ave.
New Windsor, NY 12553

Mowery, Johanna C. & Lawrence C., Jr.
69 Bradford Ave.
New Windsor, NY 12553

Moore, Arthur W. & Patricia
63 Blanche Ave.
New Windsor, NY 12553

Mans, Clarence P.
Box 247
Vails Gate, Ny 12584

Robinson, Gordon L. & Bernice L.
43 Blanche Ave.
New Windsor, NY 12553

Connor, Robert E.
& Kathleen Kruleski
Box 4112
New Windsor, NY 12553

Detz, Frank & Dorothy
37 Blanche Ave.
New Windsor, NY 12553

Irwin, Albert & Stella
35 Blanche Ave.
New Windsor, NY 12553

Stent, Jeffery A. & Jeanne S.
15 Melrose Ave.
New Windsor, NY 12553

Szajko, Nicholas James & Angela S.
24 Clancy Ave.
New Windsor, NY 12553

Conklin, Joseph H. & Agnes
28 Blanche Ave.
New Windsor, NY 12553

Grossholtz, Rose
19 Windsor Dr.
New Windsor, NY 12553

Rahemba, Joseph C. & Joyce M.
40 Blanche Ave.
New Windsor, NY 12553

Malinowski, Thaddeus E.
& Wanda Rymaszewski
39 Lawrence Ave.
New Windsor, NY 12553

Reinholz, Frank W. & Laura A.
33 Lawrence Ave.
New Windsor, NY 12553

Smedley, Frank S.
27 Lawrence Ave.
New Windsor, NY 12553

Messina, Anthony P. & Helen M.
RR1-201C Rock Cut Rd.
Walden, Ny 12586

The Disabled American Veterans
c/o The Thomas D. Peterkin Post Chapter 152
PO Box 1162
Newburgh, NY 12550

Kadian, Dennis & Linda
36 Lawrence Ave.
New Windsor, NY 12553

Bernabo, Gina M.
40 Lawrence Ave.
New Windsor, NY 12553

Cimorelli, Gus & Anna S.
MD 23, Meriline Ave.
New Windsor, Ny 12553

Garzione, Nicholas A. & Jean
27 Meriline Ave.
New Windsor, NY 12553

Tolnai, John & Katalin
25 Meriline Ave.
New Windsor, NY 12553

Calvary Cemetery
Church of St. Patrick
55 Grand St.
Newburgh, y 12550

Simanoski, Charles & Anna
Bradford Ave., MD 23
New Windsor, NY 12553

Kirk, Frances & Jeffery W.
45 Melrose Ave.
New Windsor, NY 12553

Brink, Angela
37 Melrose Ave.
New Windsor, NY 12553

Starr, Edward P. & Pauline
31 Melrose Ave.
New Windsor, NY 12553

Coykendall, Roy W.
25 Melrose Ave.
New Windsor, NY 12553

Ramos, William
17 Melrose Ave.
New Windsor, NY 12553

Gandolfini, Peter L. & Christine M.
16 Melrose Ave.
New Windsor, NY 12553

Kelly, John & Jayne M.
20 Melrose Ave.
New Windsor, NY 12553

Gaydos, Robert P.
19 Continental Dr.
New Windsor, NY 12553

Pacione, Tobio & Susan
30 Melrose Ave.
New Windsor, NY 12553

Rumsey, Mira Ellen
435 E. 65th St., Apt. 6C
New York, NY 10021

Kulik, Amelia
38 Melrose Ave.
New Windsor, NY 12553

Mikutis, Anthony & Helen
44 Melrose Ave.
New Windsor, NY 12553

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 20.

Request of Edna Di Donato

for a VARIANCE of

the regulations of the Zoning Local Law to

permit installation of storage shed w/
insufficient rear and side yards;

being a VARIANCE of

Section 48-12 - Table of Use/Bulk Regs. - Cols. F & G

for property situated as follows:

18 Clancy Avenue, New Windsor, N.Y.

known & designated as Tax map Section 13-

Blk. 7 - Lot 7.

SAID HEARING will take place on the 2nd day of
October, 1990, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Richard Fenwick
Chairman

IMPORTANT
REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1- WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
- 2- FOUNDATION INSPECTION - CHECK HERE FOR WATERPROOFING AND FOOTING DRAINS.
- 3- INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
- 4- WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
- 5- INSULATION.
- 6- PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
- 7- DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
- 8- \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
- 9- PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
- 10- THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
- 11- SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
- 12- SEPTIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
- 13- ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.
- 14- ALL BUILDING PERMITS WILL NEED A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A \$15.00 FEE FOR THIS.

Name of Owner of Premises Edna Di Donato
Address 18 Clancy Avenue Phone 914-561-9030
Name of Architect _____
Address _____ Phone _____
Name of Contractor _____
Address _____ Phone _____
State whether applicant is owner, lessee, agent, architect, engineer or builder owner
If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the North East side of Blanche Avenue
and At feet from the intersection of Blanche & Clancy Avenues
(N.S.E. or W.)

APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

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Name of Owner of Premises Edna DiDonato
Address 18 Clancy Avenue Phone 914-561-9030
Name of Architect _____
Address _____ Phone _____
Name of Contractor _____
Address _____ Phone _____
State whether applicant is owner, lessee, agent, architect, engineer or builder. Owner
If applicant is a corporation, signature of duly authorized officer.

- (Name and title of corporate officer)
1. On what street is property located? On the North side of Blanche Avenue
East Clancy Avenue
and At feet from the intersection of Blanche & Clancy Avenues
(N.E. or W.)
2. Zone or use district in which premises are situated. Is property in a flood zone? Yes _____ No ✓
3. Tax Map description of property: Section 13 Block 7 Lot 7
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy 15 Year Family Dwelling b. Intended use and occupancy Storage Shed
5. Nature of work (check which applicable): New Building ✓ Addition _____ Alteration _____ Repair _____
Removal _____ Demolition _____ Other _____
6. Size of lot: Front Rear 70' Depth 100' Front Yard 100' Rear Yard 100' Side Yard 70'
Is this a corner lot? Yes
7. Dimensions of entire new construction: Front 12' Rear 12' Depth 8' Height 8' Number of stories 1
8. If dwelling, number of dwelling units _____ Number of dwelling units on each floor _____
Number of bedrooms _____ Baths _____ Toilets _____
Heating Plant: Gas _____ Oil _____ Electric/Hot Air _____ Hot Water _____
If Garage, number of cars _____
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____
10. Estimated cost \$1000 Fee \$20

(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....

Approved.....19.....

Disapproved a/c.....

Permit No.

Office Of Building Inspector

Michael L. Babcock

Town Hall, 555 Union Avenue

New Windsor, New York 12550

Telephone 565-8807

Refer

Planning Board.....

Highway.....

Sewer.....

Water.....

Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date June 27, 1990

INSTRUCTIONS

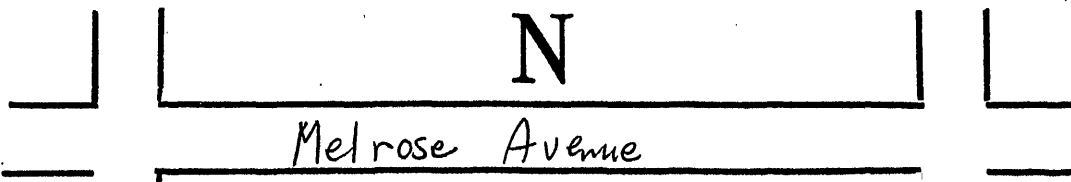
- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Edna DiDonato 18 Clancy Avenue, New Windsor
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Per. No. Telephone 565-8807
 OF THE TOWN OF NEW WINDSOR
 Refer to **APPLICATION FOR BUILDING PERMIT**
 Planning Board..... Pursuant to New York State Building Code and Town Ordinances
 Highway.....
 Sewer.....
 Water.....
 Zoning Board of Appeals.....

Date June 27, 1990

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
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Edna DiDonato 18 Clancy Avenue, New Windsor
 (Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.

